



**PRESTON ROAD,
HOLLAND-ON-SEA, ESSEX, CO15 5JT
£450,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this beautifully presented extended four bedroom detached chalet bungalow situated within the heart of Holland on Sea. The property offers a generous amount of accommodation throughout, benefitting from three shower rooms, lounge diner, South facing rear garden and potential annexe living. The property is situated within walking distance of local shopping facilities and seafront. An early viewing is advised to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approx quarter of a mile leading into Kings Parade. Upon reaching Kings Parade, turn left by the Kingscliff Hotel into Kings Avenue. Take the fifth turning right into Preston Road and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * VIDEO TOUR AVAILABLE *
- * FOUR BEDROOMS - ONE WITH ENSUITE SHOWER * TWO FURTHER SHOWER ROOMS *
- * LOUNGE DINER 22'2 x 14'1 * KITCHEN 12'7 x 8'11 *
- * UTILITY ROOM 8'8 * CONSERVATORY 11'11 x 8' *
- * GAS HEATING * DOUBLE GLAZING *
- * BAR AREA OUTSIDE * TWO GENEROUS STORAGE SHEDS * SOUTH FACING REAR GARDEN * HOT TUB REMAINING * GARAGE & OFF ROAD PARKING *
- * EXTENDED * BEAUTIFUL CONDITION THROUGHOUT *
- * SOLE AGENTS * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM THREE: 12'1 (3.68m) x 10'8 (3.25m)
Radiator. Four storage cupboards. Replacement double glazed window to rear.

FIRST FLOOR LANDING:
Access to bedroom. Door to eaves storage with walk in access. Stairs to ground floor.

ENTRANCE PORCH:
Replacement double glazed entrance door. Electric heater. Door to:

ENTRANCE HALL:
Radiator. Stairs to first floor. Doors to all rooms. Understairs storage.

BEDROOM ONE: 12'4 (3.76m) x 11'9 (3.58m)
(into bay recess). Radiator. Replacement double glazed bay window to front. Door to:

EN SUITE SHOWER ROOM:
Refitted shower comprising of shower tray with sliding doors, two shower attachments, vanity hand wash basin with cupboard below, mixer tap, low level WC. Heated towel rail. Part tiled walls, melamine panelled walls. Extractor fan. Replacement double glazed window to side.

BEDROOM TWO: 10'9 (3.28m) x 10'0 (3.05m)
Radiator. Replacement double glazed window to front.

SHOWER ROOM:
Refitted shower comprising of shower tray with two shower attachments, vanity hand wash basin with cupboard below, mixer tap, low level WC. Heated towel rail. Electric mirror. Sensory lights. Melamine panelled walls. Extractor fan.

LOUNGE: 22'2 (6.76m) x 14'1 (4.29m)
Two radiators. Gas fire with marble hearth and surround. Two single glazed arched windows to side. Access to kitchen and conservatory.

KITCHEN: 12'7 (3.84m) x 8'11 (2.72m)
Fitted with a range of wood effect fronted units, laminated rolled edge work surfaces with inset one and a half bowl sink drainer unit with mixer tap, five ring gas hob with extractor hood above, wall mounted combi boiler, double oven, fridge and freezer, dishwasher. Part tiled walls. Replacement double glazed window to rear, double glazed door to side. Access to:

UTILITY ROOM: 8'8 (2.64m) x 4'4 (1.32m)
Comprising of laminated rolled edge work surfaces. Part tiled walls. Replacement double glazed window to side. Access to walk in cupboard.

CONSERVATORY: 11'11 (3.63m) x 8'0 (2.44m)
Radiator. Panelled roof. Replacement double glazed aspects to side and rear, French style doors to garden. Access to:

LOBBY AREA:
Radiator. Access to Bedroom four, shower and garage.

BEDROOM FOUR: 16'3 (4.95m) x 8'0 (2.44m)
Radiator. Replacement double glazed window to rear, French style door to garden.

SHOWER ROOM:
Comprising of shower tray with sliding doors, electric shower. Heated towel rail. Low level W/C. Fully tiled walls. Extractor fan.

OUTSIDE:
Concrete block paved driveway to the front of the property affording access for off road parking, carport to the right hand side with further access to garage (8'11 x 8'4) with electric roller shutter door. Side access to the rear garden from the left hand side. The rear garden benefits from a South facing aspect, paved area adjacent to the bungalow. Electric Awning. Electric sockets. Two outside taps. Two wooden storage sheds to the side of the garden (9'8 x 7'7) with power and light connected, further two wooden storage sheds to the rear, greenhouse. Bar area adjacent to the bungalow (9'8 x 7'7) with power and light connected.

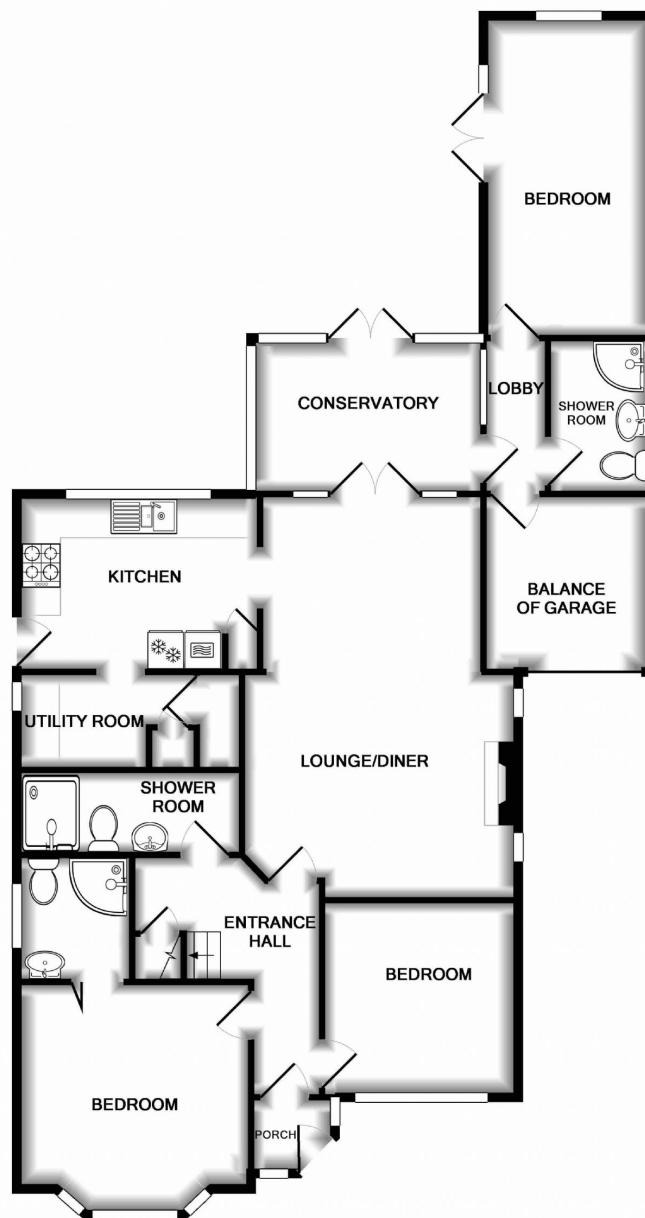
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GARAGE:

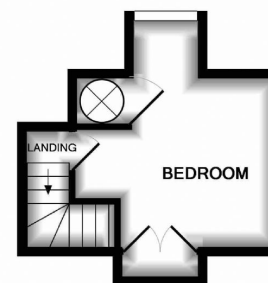








GROUND FLOOR



1ST FLOOR

PRESTON ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5JT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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